



COR

DEVELOPMENT COMPANY, LLC

540 Towne Drive, Fayetteville, NY 13066
315•663•2100 Fax: 315•663•2109
www.corcompanies.com

VIA EMAIL AND OVERNIGHT MAIL

July 18, 2016

Justin Wood, City Engineer
City Engineering Office
245 Washington Street, Room 305
Watertown New York 13601

Re: Mercy Heights Subdivision

Dear Justin:

COR Arsenal Street Company, LLC ("COR") and St. Patrick's Church ("the Church") are requesting a re-subdivision of their parcels to facilitate the development of the old Mercy Hospital property in a manner that benefits both COR and the Church. Currently, there are four separate parcels in this block which is bounded by Arsenal Street, Sherman Street, Stone Street and Massey Street N. The Church owns two of these parcels and COR owns the other two.

We are proposing to re-subdivide the parcels so that the Church will have one parcel and COR will have one parcel. The Church parcel will have the same acreage and parking as the original lot but it will be reconfigured so that it facilitates the needs of the Church. Likewise, the COR parcel will have the same acreage but it will be more conducive to redevelopment.

Enclosed please find the following documents in support of the Subdivision Request:

1. Preliminary Subdivision map;
2. Metes and Bounds Description of the two new lots;
3. Tax Map;
4. Long EAF; and
5. COR's check in the amount of \$150.00

We request that this matter be placed on the August 2nd Planning Board meeting agenda. Please do not hesitate to contact me if you have any questions regarding this Subdivision Request. Thank you.

COR Development

Catherine Keib Johnson, Legal Counsel

COR Arsenal Street Company, LLC

CITYWAT

City of Watertown

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	
5-24-16	052416	Mercy Variances for	150.00	150.00
CHECK DATE	5-24-16	CHECK NUMBER	441	TOTAL > 150.00 150.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

COR Arsenal Street Company, LLC

M&T Bank

540 Towne Drive
Fayetteville, NY 13066

DATE
May 24, 2016

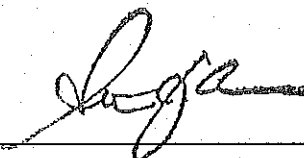
CHECK NO.
441

10-4
220
AMOUNT
*\$150.00

Pay.*****One hundred fifty dollars and no cents

PAY
TO THE
ORDER OF

City of Watertown



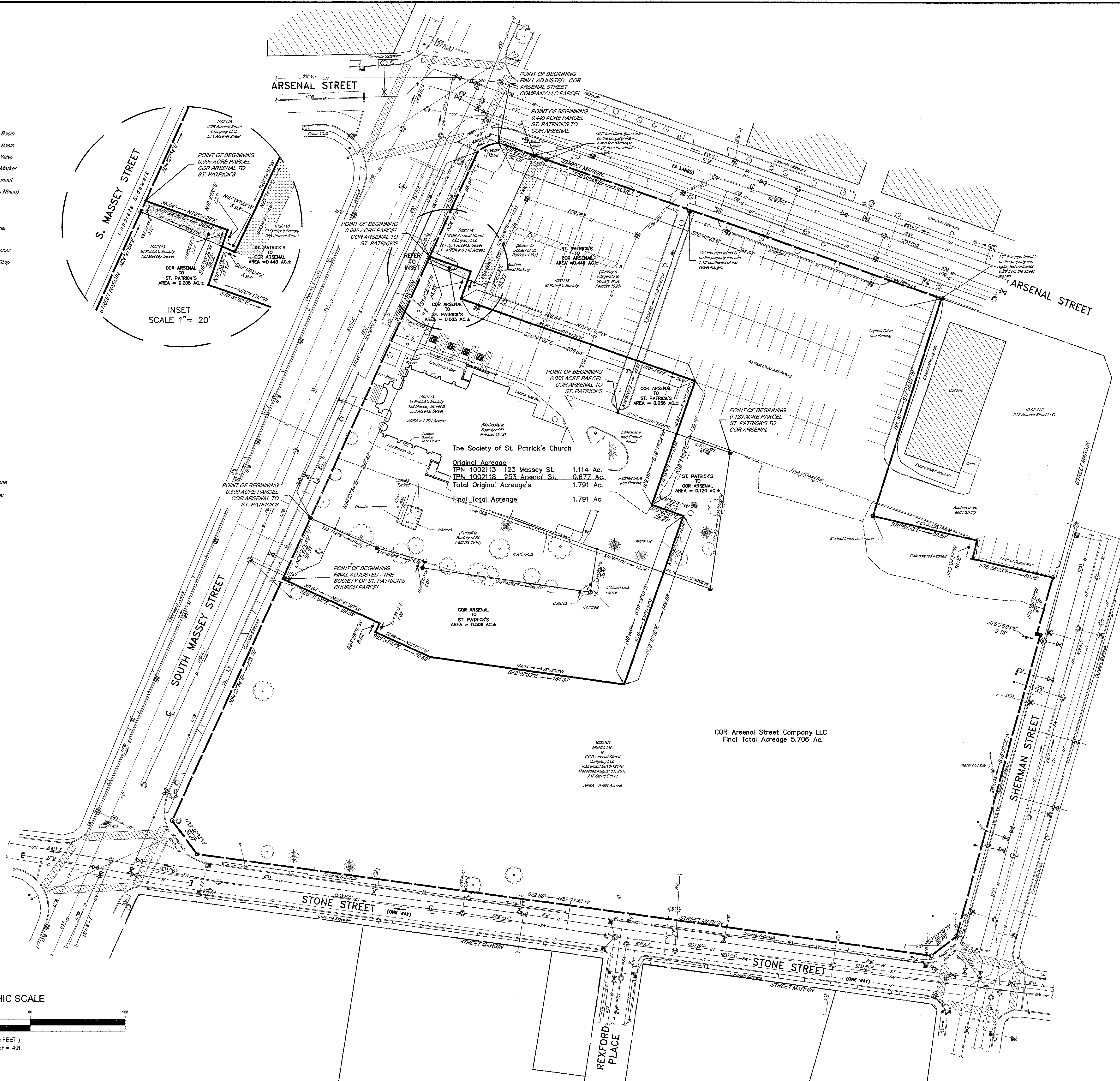
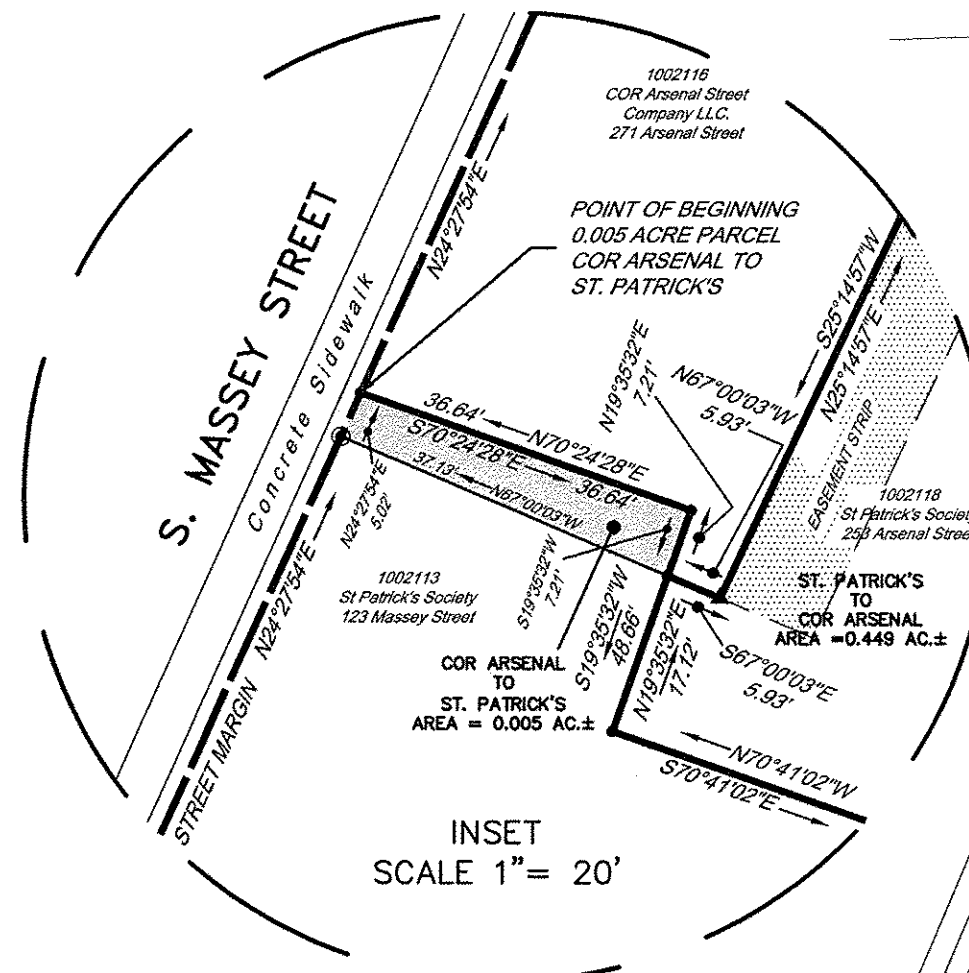
THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

⑈000000441⑈ ⑆022000046⑆ 9863127198⑈



<p>Prepared by City of Watertown GIS For City of Watertown Assessment Department</p>	<p>For Tax Purposes Only Not to be Used for Conveyance</p> <p><small>NAD 83 STATE PLANE CENTRAL ZONE, US FEET</small></p>	<p>No Map Changes</p>	<p>Property Line Historic Property Line Building Outline Railroad City Boundary School District Boundary</p> <p><small>123 Parcel ID (134,000) Assessment ID (indicates informally combined parcels)</small></p> <p><small>Coordinate Grid</small></p>	<p>1 Inch = 50 Feet *</p> <p>0 50 100 200 Feet</p> <p><small>*when printed on 24" x 36" paper</small></p>	<p>North Arrow</p>	<p>Tax Map City of Watertown Jefferson County, NY</p> <p>Section 10 Block 02</p> <p>Printed Date: 2/9/2016</p>
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- LEGEND**
- Capped Pin Set
 - 1/2" Iron Pipe Found
 - 3/4" Iron Pipe Found
 - 1" Iron Pipe Found
 - Iron Pin Found
 - ▲ PK Nail Set
 - RR Spike Found
 - RR Spike Set
 - Existing Storm Catch Basin
 - Existing Natural Gas Valve
 - Existing Natural Gas Marker
 - Existing Sanitary Cleanout
 - Existing Manhole (As Noted)
 - Utility Pole
 - Guy
 - Adjoining Property Line
 - Center Line
 - City Assessment Number
 - Existing Water Curb Stop
 - Water Valve
 - Hydrant
 - Single Post Sign
 - Double Post Sign
 - Cable Box
 - Electric Meter
 - Telephone Pedestal
 - Lamp
 - Deciduous Tree
 - Coniferous Tree
 - Stump
 - Chain Link Fence
 - Face of Guard Rail
 - Sanitary Sewer
 - Gas Line
 - Water Line
 - Storm Line
 - Underground Telephone
 - Underground Electrical



DEED REFERENCES

PARCEL A

Reverend John McClosky
to
The Society of St. Patrick's Church
L 184 P 151
Recorded September 24, 1874

James & Catherine Bellew
to
The Society of St. Patrick's Church
L 299 P 300
Recorded May 17, 1901

Henry Purcell & Francis K. Purcell as
Executors of Kate A. Phitteau
to
The Society of St. Patrick's Church
L 342 P 175
Recorded February 21, 1914

Joseph H. Conroy & Frances C. Fitzgerald
to
The Society of St. Patrick's Church
L 363 P 28
Recorded March 25, 1920

PARCEL B & EASEMENT STRIP

Part of the conveyance
MGNH, Inc.
to
COR Arsenal Street Company, LLC
Instrument 2013-12140
Recorded August 15, 2013

PARCEL C

MGNH, Inc.
to
COR Arsenal Street Company, LLC
Instrument 2013-12140
Recorded August 15, 2013

REFERENCES

1. Survey map titled "Topographic and Property Map Prepared for The Society of St. Patrick's Church" by Lafave, White & McGivern, L.S., P.C. June 1, 1982, File 9-7
2. Survey map titled "Survey Map of the Land of Mercy Hospital of Watertown" by Bernier, Peck, Gosciniowski & Carr, December 23, 1982, File 65-223
3. NYSDOT Map for the Acquisition of Property, Map No. 13, Parcel No. 13, February 16, 1989.

NOTES

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law.
2. Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this tract.
3. Surveyor has made no investigation or independent search for easements of record, encroachments, restrictive covenants, ownership title evidence, or any other facts that an accurate and current abstract title search may disclose.
4. This Topographic Survey is based on City Monument No. 143 Located at the Southeast Corner of Washington Street and Thompson Boulevard. Said Monument having an elevation of 486.68 feet as described in the City of Watertown, GPS Monumentation Survey Report, dated January 11, 1995, prepared by Lafave, White & McGivern, L.S., P.C., Theresa, New York and C.T. Male Associates, P.C., Latham, New York.)
5. The underground utilities and features shown hereon have been located from above ground visible features and other available records and therefore should be considered approximate only. Other underground utilities may exist, either in service or abandoned, that are not indicated on this survey. Dig Safely New York (JFPO) should be contacted prior to performing any excavation activities.
6. The horizontal datum for this survey is based on NYS Central Zone NAD83.
7. The vertical datum for this survey is based on the North American Vertical Datum of 1929 (NAVD29).

PLANNING BOARD CERTIFICATION
It is hereby certified that subdivision final plat approval was granted on _____, pursuant to Sections 32, 33, and 34 of the General City Law.

Michael A. Lumbis,
Planning & Community Development Director,
Clerk of the City of Watertown Planning Board

BERNIER CARR & ASSOCIATES

BERNIER, CARR & ASSOCIATES, ENGINEERS, ARCHITECTS & LAND SURVEYORS, P.C.

LOT LINE ADJUSTMENT MAP (SUBDIVISION FINAL PLAT)

SURVEY OF THE LAND OF COR ARSENAL STREET COMPANY, LLC & THE SOCIETY OF ST. PATRICK'S CHURCH

ARSENAL, SHERMAN, S. MASSEY AND STONE STREETS

CITY OF WATERTOWN COUNTY OF JEFFERSON STATE OF NEW YORK

Revisions:
5/23/2016 G.A.K.
7/14/2016 G.A.K.

THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE & NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.

Drawn By	Checked By
MJM	GAK
Scale	Date
1"=40'	5/20/2016
File No.	2001-200
Sheet No.	

1

SUGGESTED DESCRIPTION

Final Adjusted Parcel
The Society of St. Patrick's Church

July 14, 2016
Project No. 2001-200

ALL THAT TRACT or parcel of land situate in the City of Watertown, County of Jefferson, State of New York, and further described as follows:

BEGINNING at a point in the easterly street margin of South Massey Street, said point is situate N 24° 27' 54" E, along the easterly street margin of South Massey Street a distance of 223.10 feet from the intersection of the easterly street margin of South Massey Street and the cut-back line connecting the easterly street margin of South Massey Street and the northerly street margin of Stone Street;

THENCE N 24° 27' 54" E, along the easterly street margin of South Massey Street a distance of 297.42 feet to a point;

THENCE S 70° 24' 28" E, a distance of 36.44 feet to a point;

THENCE S 19° 35' 32" W, a distance of 24.33 feet to a point;

THENCE S 70° 41' 02" E, a distance of 208.64 feet to a point;

THENCE S 19° 15' 34" W, a distance of 109.99 feet to a point;

THENCE S 70° 42' 47" E, a distance of 28.21 feet to a point;

THENCE S 19° 19' 10" W, a distance of 149.98 feet to a point;

THENCE N 82° 02' 33" W, a distance of 164.34 feet to a point;

THENCE N 65° 31' 47" W, a distance of 50.68 feet to a point;

THENCE N 24° 28' 10" E, a distance of 8.02 feet to a point;

THENCE N 65° 31' 50" W, a distance of 89.64 feet to the point of beginning.

CONTAINING 1.791 acres of land more or less.

SUBJECT to any other rights or restrictions of record.

IT BEING the intent to describe the final parcel of land made up of various parcel conveyances between The Society of St. Patrick's Church and COR Arsenal Street Company, LLC.

IT ALSO being intended for the various parcels to be combined and considered one parcel of land.

Bernier, Carr & Associates, Engineers,
Architects and Land Surveyors, P.C.
327 Mullin Street
Watertown, New York 13601

Gerald A. Kostyk, P.L.S. #50011

SUGGESTED DESCRIPTION

Final Adjusted Parcel
COR Arsenal Street Company, LLC

Page 1
July 14, 2016
Project No. 2001-200

ALL THAT TRACT or parcel of land situate in the City of Watertown, County of Jefferson, State of New York, and further described as follows:

BEGINNING at the intersection of the southerly street margin of Arsenal Street and the cut-back line connecting the southerly street margin of Arsenal Street and the easterly street margin of South Massey Street;

THENCE S 70° 42' 43" E, along the southerly street margin of Arsenal Street a distance of 394.64 feet to a point, said point is situate S 17° 25' 07" W, a distance of 0.28 feet from a 1/2 inch iron pipe found;

THENCE S 17° 25' 07" W, a distance of 191.30 feet to an 8 inch steel fence post found;

THENCE S 76° 55' 23" E, a distance of 89.89 feet to a capped pin set;

THENCE S 13° 04' 37" W, a distance of 16.00 feet to a capped pin set;

THENCE S 76° 55' 23" E, a distance of 69.26 feet to a 1/2" iron pipe found in the westerly street margin of Sherman Street;

THENCE S 16° 05' 12" W, along the westerly street margin of Sherman Street a distance of 49.18 feet to a railroad spike set at an angle point in said street margin;

THENCE S 76° 25' 04" E, along the Sherman Street margin a distance of 3.13 feet to a railroad spike found at an angle point in said street margin;

THENCE S 15° 27' 36" W, along the westerly street margin of Sherman Street a distance of 263.04 feet to a capped pin set at the intersection of said street margin and the cut-back line connecting the westerly street margin of Sherman Street and the northerly street margin of Stone Street;

THENCE S 52° 22' 59" W, along the aforementioned cut-back line a distance of 26.50 feet to the intersection of said cut-back line and the northerly street margin of Stone Street;

THENCE N 82° 11' 48" W, along the northerly street margin of Stone Street a distance of 622.96 feet to the intersection of said street margin and the cut-back line connecting the northerly street margin of Stone Street and the easterly street margin of South Massey Street;

THENCE N 36° 46' 34" W, along the aforementioned cut-back line a distance of 34.97 feet to the intersection of said cut-back line and the easterly street margin of South Massey Street;

THENCE N 24° 27' 54" E, along the easterly street margin of South Massey Street a distance of 223.10 feet to a point;

THENCE S 65° 31' 50" E, a distance of 89.64 feet to a point;

THENCE S 24° 28' 10" W, a distance of 8.02 feet to a point;

THENCE S 65° 31' 47" E, a distance of 50.68 feet to a point;

SUGGESTED DESCRIPTION

Final Adjusted Parcel
COR Arsenal Street Company, LLC

Page 2
July 14, 2016
Project No. 2001-200

THENCE S 82° 02' 33" E, a distance of 164.34 feet to a point;

THENCE N 19° 19' 10" E, a distance of 149.98 feet to a point;

THENCE N 70° 42' 47" W, a distance of 28.21 feet to a point;

THENCE N 19° 15' 34" E, a distance of 109.99 feet to a point;

THENCE N 70° 41' 02" W, a distance of 208.64 feet to a point;

THENCE N 19° 35' 32" E, a distance of 24.33 feet to a point;

THENCE S 70° 24' 28" E, a distance of 36.64 feet to a point in the easterly street margin of South Massey Street;

THENCE N 24° 27' 54" E, along the easterly street margin of South Massey Street a distance of 96.98 feet to the intersection of said street margin and the cut-back line connecting said street margin with the southerly street margin of Arsenal Street;

THENCE in a generally northeasterly direction along the said cut-back line, as the cut-back line curves to the right at a radius of 35 feet, a distance of 19.25 feet to the point of beginning, said point of beginning being a direct tie of N 66° 44' 31" E, 19.01 feet from the last mentioned point connecting the easterly street margin of South Massey Street and the said cut-back line.

CONTAINING 5.706 acres of land more or less.

SUBJECT to any rights or restrictions of record.

IT BEING the intent to describe the final parcel of land made up of various parcel conveyances between The Society of St. Patrick's Church and COR Arsenal Street Company, LLC.

IT ALSO being intended for the various parcels to be combined and considered one parcel of land.

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Architects and Land Surveyors, P.C.
327 Mullin Street
Watertown, New York 13601

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SUGGESTED DESCRIPTION

The Society of St. Patrick's Church to
COR Arsenal Street Company, LLC

July 14, 2016
Project No. 2001-200

ALL THAT TRACT or parcel of land situate in the City of Watertown, County of Jefferson, State of New York, and further described as follows:

BEGINNING at a point in the southerly street margin of Arsenal Street, said point is situate S 70° 42' 43" E, along the southerly street margin of Arsenal Street a distance of 32.00 feet from the intersection of said street margin and the cut-back line connecting the southerly street margin of Arsenal Street and the easterly street margin of South Massey Street, said point is also situate S 25° 14' 57" W a distance of 0.12 feet from a 3/4" iron pipe found;

THENCE S 70° 42' 43" E, along the southerly street margin of Arsenal Street a distance of 138.79 feet to a point;

THENCE S 19° 34' 40" W, passing through a 1/2 inch iron pipe found at 1.19 feet and continuing a total distance of 134.05 feet to a point;

THENCE N 70° 41' 02" W, a distance of 156.36 feet to a point;

THENCE N 19° 35' 32" E, a distance of 17.12 feet to a point;

THENCE S 67° 00' 03" E, a distance of 5.93 feet to a point;

THENCE N 25° 14' 57" E, a distance of 117.86 feet to the point of beginning.

CONTAINING 0.449 acres of land more or less.

SUBJECT to the rights and restrictions that exist in regard to an Easement along a portion of the westerly property line of the above described 0.449 acre parcel.

SUBJECT to any other rights or restrictions of record.

IT BEING the intent to describe a portion of the parcel of land conveyed by Joseph H. Conroy and Francis C. Fitzgerald to The Society of St. Patrick's Church by Deed recorded in the Jefferson County Clerk's Office in Liber 363 at Page 28 on March 25, 1920, and a portion of the parcel of land conveyed by James and Catherine Bellew to The Society of St. Patrick's Church to COR Arsenal Street Company, LLC, by Deed recorded in the Jefferson County Clerk's Office Liber 229 at Page 300 on May 17, 1901.

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SUGGESTED DESCRIPTION

COR Arsenal Street Company, LLC, to
The Society of St. Patrick's Church

July 14, 2016
Project No. 2001-200

ALL THAT TRACT or parcel of land situate in the City of Watertown, County of Jefferson, State of New York, and further described as follows:

BEGINNING at the southerly corner of the parcel of land conveyed by Joseph H. Conroy and Francis C. Fitzgerald to The Society of St. Patrick's Church by Deed recorded in the Jefferson County Clerk's Office in Liber 363 at Page 28 on March 25, 1920;

THENCE S 70° 41' 02" E, a distance of 52.28 feet to a point;

THENCE S 19° 15' 34" W, a distance of 46.96 feet to a point;

THENCE N 70° 39' 20" W, a distance of 52.54 feet to a point;

THENCE N 19° 34' 40" E, a distance of 46.93 feet to the point of beginning.

CONTAINING 0.056 acres of land more or less.

SUBJECT to any rights or restrictions of record.

IT BEING the intent to describe a portion of the parcel of land conveyed by MGNH, Inc., to COR Arsenal Street Company, LLC, by Deed recorded in the Jefferson County Clerk's Office in Instrument No. 12140 on August 15, 2013.

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Architects and Land Surveyors, P.C.
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Gerald A. Kostyk, P.L.S. #50011

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The Society of St. Patrick's Church to
COR Arsenal Street Company, LLC

July 14, 2016
Project No. 2001-200

ALL THAT TRACT or parcel of land situate in the City of Watertown, County of Jefferson, State of New York, and further described as follows:

BEGINNING at a 3/4" at the most northeasterly corner of the parcel of land conveyed by Reverend John McClosky to The Society of St. Patrick's Church by Deed recorded in the Jefferson County Clerk's Office in Liber 194 at Page 151 on September 24, 1872;

THENCE S 08° 10' 32" W, along the easterly property line of the aforementioned McClosky to The Society of St. Patrick's Church a distance of 115.68 feet to a 1/2" in the most southeasterly corner of said parcel;

THENCE N 70° 40' 08" W, along the southerly property line of the McClosky to The Society of St. Patrick's Church a distance of 41.74 feet to a point;

THENCE N 19° 19' 10" E, a distance of 50.50 feet to a point;

THENCE N 70° 42' 47" W, a distance of 28.21 feet to a point;

THENCE N 19° 15' 34" E, a distance of 63.04 feet to a point in the northerly property line of the McClosky to The Society of St. Patrick's Church parcel;

THENCE S 70° 39' 20" E, along the McClosky to The Society of St. Patrick's Church northerly property line a distance of 47.66 feet to the point of beginning.

CONTAINING 0.120 acres of land more or less.

SUBJECT to any rights or restrictions of record.

IT BEING the intent to describe the parcel of land conveyed by Reverend John McClosky to The Society of St. Patrick's Church by Deed recorded in the Jefferson County Clerk's Office in Liber 194 at Page 151 on September 24, 1872.

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COR Arsenal Street Company, LLC, to
The Society of St. Patrick's Church

July 14, 2016
Project No. 2001-200

ALL THAT TRACT or parcel of land situate in the City of Watertown, County of Jefferson, State of New York, and further described as follows:

BEGINNING at a 1" iron pipe at the most easterly street margin of South Massey Street, said 1" iron pipe is situate S 24° 27' 54" W, along the easterly street margin of South Massey Street a distance of 337.89 feet from the intersection of the easterly street margin of South Massey Street and the cut-back line connecting the easterly street margin of South Massey Street and the southerly street margin of Arsenal Street;

THENCE S 65° 39' 21" E, a distance of 61.44 feet to a railroad spike found;

THENCE S 74° 46' 56" E, a distance of 41.79 feet to a 1/2" iron pipe found;

THENCE S 20° 08' 37" W, a distance of 6.07 feet to a railroad spike found;

THENCE S 81° 45' 59" E, a distance of 142.41 feet to a iron pin found;

THENCE N 08° 48' 22" E, a distance of 36.69 feet to a capped pin set;``

THENCE S 70° 40' 08" E, a distance of 50.20 feet to a point;

THENCE S 19° 19' 10" W, a distance of 99.48 feet to a point;

THENCE N 82° 02' 33" W, a distance of 164.34 feet to a point;

THENCE N 65° 31' 47" W, a distance of 50.68 feet to a point;

THENCE N 24° 28' 10" E, a distance of 8.02 feet to a point;

THENCE N 65° 31' 50" W. a distance of 89.64 feet to a point in the easterly street margin of South Massey Street'

THENCE N 24° 27' 54" W, along the easterly street margin of South Massey Street a distance of 56.51 feet to the point of beginning.

CONTAINING 0.509 acres of land more or less.

SUBJECT to any rights or restrictions of record.

IT BEING the intent to describe a portion of the parcel of land conveyed by MGNH, Inc., to COR Arsenal Street Company, LLC, by Deed recorded in the Jefferson County Clerk's Office in Instrument No. 12140 on August 15, 2013.

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SUGGESTED DESCRIPTION

COR Arsenal Street Company, LLC, to
The Society of St. Patrick's Church

July 14, 2016
Project No. 2001-200

ALL THAT TRACT or parcel of land situate in the City of Watertown, County of Jefferson, State of New York, and further described as follows:

BEGINNING at a point in the easterly street margin of South Massey Street, said point is situate S 24° 27' 54" W, along the easterly street margin of South Massey Street a distance of 96.98 feet from the intersection of the easterly street margin of South Massey Street and the cut-back line connecting the easterly street margin of South Massey Street and the southerly street margin of Arsenal Street;

THENCE S 70° 24' 28" E, a distance of 36.64 feet to a point;

THENCE S 19° 35' 32" W, a distance of 7.21 feet to a point;

THENCE N 67° 00' 03" W, a distance of 37.13 to a point in the easterly street margin of South Massey Street;

THENCE N 24° 27' 54" E, along the easterly street margin of South Massey Street a distance of 5.02 feet to the point of beginning.

CONTAINING 0.005 acres of land more or less.

SUBJECT to any rights or restrictions of record.

IT BEING the intent to describe a portion of the parcel of land conveyed by MGNH, Inc., to COR Arsenal Street Company, LLC, by Deed recorded in the Jefferson County Clerk's Office in Instrument No. 12140 on August 15, 2013.

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Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Mercy Heights		
Project Location (describe, and attach a general location map): Former Mercy Hospital site		
Brief Description of Proposed Action (include purpose or need): The applicant would like to construct a multi-use development on the former Mercy Hospital site. The project will consist of three multi-family residential buildings of 35,402 SF each, a 5,600 SF community center building, and two office buildings of 18,000 SF each. The applicant will also provide site improvements to St. Patrick's Church parcel to consolidate their parcel and re-organize their parking. 3 Multi-family residential buildings = 109,206 SF and 108 units 1 Community center building = 5,600 SF 2 Office buildings = 36,000 SF		
Name of Applicant/Sponsor: COR Arsenal Street Company LLC		Telephone: 315-663-2100 E-Mail: cjohnson@corcompanies.com
Address: 540 Towne Drive		
City/PO: Fayetteville	State: NY	Zip Code: 13066
Project Contact (if not same as sponsor; give name and title/role):		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): COR Arsenal Street Company LLC		Telephone: E-Mail:
Address: 540 Towne Drive		
City/PO: Fayetteville	State: NY	Zip Code: 13066

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Site Plan approval	
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Site Plan recommendation to City Council, Subdivision Approval	
c. City Council, Town or <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals	Variances to reduce front building setback along Arsenal St., S. Massey St., and Stone St.	
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City water	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Jefferson County Planning, DANC (Funding)	
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS Dept. of Health, (Water), NYSDOT (Traffic)	NYSDEC (Sanitary and Storm Sewers)
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> If Yes, complete sections C, F and G. If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
<hr/> <hr/> <hr/>	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
<hr/> <hr/> <hr/>	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Commercial

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☒ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Watertown City School District

b. What police or other public protection forces serve the project site?

City of Watertown Police Department

c. Which fire protection and emergency medical services serve the project site?

City of Watertown Fire Department

d. What parks serve the project site?

Thompson Park, Jefferson County Fairgrounds, Veterans Memorial Riverwalk, and Whitewater Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Multi-family residential and office

b. a. Total acreage of the site of the proposed action? 7.498 acres

b. Total acreage to be physically disturbed? 6.75 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 7.498 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☒ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
To consolidate two COR parcels and reconfigure church parcel.

ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No

iii. Number of lots proposed? 2

iv. Minimum and maximum proposed lot sizes? Minimum 1.791 Maximum 5.707

e. Will proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 18-24 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase				108
At completion				
of all phases				108

g. Does the proposed action include new non-residential construction (including expansions)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Total number of structures <u>2</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>40</u> height; <u>69</u> width; and <u>193</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>36,000</u> square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)	
If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): _____	
• Over what duration of time? _____	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☒ No

If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☒ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☒ No

If Yes:

i. Total anticipated water usage/demand per day: _____ 15,880 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: City of Watertown

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 15,880 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: Watertown Pollution Control Plant
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans): _____</p> <p>_____</p>		
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>_____</p>		
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="margin-left: 40px;">_____ Square feet or <u>6.117</u> acres (impervious surface)</p> <p style="margin-left: 40px;">_____ Square feet or <u>7.498</u> acres (parcel size)</p> <p>ii. Describe types of new point sources. <u>Buildings and pavement</u></p> <p>_____</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____</p> <p style="margin-left: 40px;"><u>Below grade stormwater management facility.</u></p> <p>_____</p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ <p>_____</p> <ul style="list-style-type: none"> • Will stormwater runoff flow to adjacent properties? _____ 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<p>iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p style="margin-left: 40px;"><u>Minor delivery vehicles</u></p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p style="margin-left: 40px;"><u>HVAC units for heating & cooling</u></p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p style="margin-left: 40px;"><u>None</u></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If Yes: <ul style="list-style-type: none"> i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____ 			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If Yes: <ul style="list-style-type: none"> i. When is the peak traffic expected (Check all that apply): <input checked="" type="checkbox"/> Morning <input checked="" type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____ iii. Parking spaces: Existing <u>156</u> Proposed <u>440</u> Net increase/decrease <u>284 increase</u> iv. Does the proposed action include any shared use parking? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ 			
vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If Yes: <ul style="list-style-type: none"> i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade to, an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No 			
l. Hours of operation. Answer all items which apply. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: <ul style="list-style-type: none"> • Monday - Friday: <u>7AM - 4PM</u> • Saturday: <u>TBD</u> • Sunday: <u>TBD</u> • Holidays: <u>TBD</u> </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: <ul style="list-style-type: none"> • Monday - Friday: <u>Office 7:30AM- 5PM</u> • Saturday: <u>TBD</u> • Sunday: <u>TBD</u> • Holidays: <u>TBD</u> </td> </tr> </table>		i. During Construction: <ul style="list-style-type: none"> • Monday - Friday: <u>7AM - 4PM</u> • Saturday: <u>TBD</u> • Sunday: <u>TBD</u> • Holidays: <u>TBD</u> 	ii. During Operations: <ul style="list-style-type: none"> • Monday - Friday: <u>Office 7:30AM- 5PM</u> • Saturday: <u>TBD</u> • Sunday: <u>TBD</u> • Holidays: <u>TBD</u>
i. During Construction: <ul style="list-style-type: none"> • Monday - Friday: <u>7AM - 4PM</u> • Saturday: <u>TBD</u> • Sunday: <u>TBD</u> • Holidays: <u>TBD</u> 	ii. During Operations: <ul style="list-style-type: none"> • Monday - Friday: <u>Office 7:30AM- 5PM</u> • Saturday: <u>TBD</u> • Sunday: <u>TBD</u> • Holidays: <u>TBD</u> 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration: _____</p>	<p>X</p>
<p>ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n.. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: <u>Site lighting will be LED lights with a downward projection with a mix of mounted heights 12', 15' and 28'.</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally describe proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ 100 tons per _____ 18 (unit of time) • Operation : _____ 10 tons per _____ months (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: <u>Material that can be recycled will be collected.</u> • Operation: <u>Typical trash recycling program per County.</u> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: <u>Collected and take off site as needed.</u> • Operation: <u>Collected in enclosed dumpster on site and then taken off twice a week.</u> 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☒ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☒ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	6.109	6.117	.008
• Forested	0	0	
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	
• Wetlands (freshwater or tidal)	0	0	
• Non-vegetated (bare rock, earth or fill)	0	0	
• Other Describe: <u>Lawn</u>	1.389	1.381	.008

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☒ Yes ☐ No
If Yes,
i. Identify Facilities:
Jefferson County Human Services on Arsenal Street, the Northern Regional Center for Independent Living on Court Street, and a licensed Day Care Center located within the Dulles State Office Building.

e. Does the project site contain an existing dam? ☐ Yes ☒ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☒ Yes ☐ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☒ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database Removed existing 5,000 Gal. diesel tank underground.
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☒ Yes ☐ No
If yes, provide DEC ID number(s): V00473
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • Explain: _____ 													
E.2. Natural Resources On or Near Project Site													
a. What is the average depth to bedrock on the project site? _____ 10 feet													
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %													
c. Predominant soil type(s) present on project site: <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Urban</td> <td style="width: 40%; text-align: right;">100 %</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____ %</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____ %</td> </tr> </table>		Urban	100 %	_____	_____ %	_____	_____ %						
Urban	100 %												
_____	_____ %												
_____	_____ %												
d. What is the average depth to the water table on the project site? Average: _____ 1.5 - 2 feet													
e. Drainage status of project site soils: <table style="width: 100%; border: none;"> <tr> <td style="width: 40%;"><input type="checkbox"/> Well Drained:</td> <td style="width: 60%; text-align: right;">_____ % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> Moderately Well Drained:</td> <td style="text-align: right;">100 % of site</td> </tr> <tr> <td><input type="checkbox"/> Poorly Drained</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		<input type="checkbox"/> Well Drained:	_____ % of site	<input checked="" type="checkbox"/> Moderately Well Drained:	100 % of site	<input type="checkbox"/> Poorly Drained	_____ % of site						
<input type="checkbox"/> Well Drained:	_____ % of site												
<input checked="" type="checkbox"/> Moderately Well Drained:	100 % of site												
<input type="checkbox"/> Poorly Drained	_____ % of site												
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border: none;"> <tr> <td style="width: 40%;"><input checked="" type="checkbox"/> 0-10%:</td> <td style="width: 60%; text-align: right;">100 % of site</td> </tr> <tr> <td><input type="checkbox"/> 10-15%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		<input checked="" type="checkbox"/> 0-10%:	100 % of site	<input type="checkbox"/> 10-15%:	_____ % of site	<input type="checkbox"/> 15% or greater:	_____ % of site						
<input checked="" type="checkbox"/> 0-10%:	100 % of site												
<input type="checkbox"/> 10-15%:	_____ % of site												
<input type="checkbox"/> 15% or greater:	_____ % of site												
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe: _____													
h. Surface water features.													
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
ii. Do any wetlands or other waterbodies adjoin the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.													
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border: none;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name _____	Approximate Size _____	• Wetland No. (if regulated by DEC)	_____	
• Streams:	Name _____	Classification _____											
• Lakes or Ponds:	Name _____	Classification _____											
• Wetlands:	Name _____	Approximate Size _____											
• Wetland No. (if regulated by DEC)	_____												
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, name of impaired water body/bodies and basis for listing as impaired: _____													
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
j. Is the project site in the 100 year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
k. Is the project site in the 500 year Floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No													
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:													
i. Name of aquifer: _____													

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>_____</p> <p>_____</p>
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>
<p>E.3. Designated Public Resources On or Near Project Site</p>
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: <u>Jefferson County Courthouse Complex, Trinity Episcopal Church and Parish House</u> iii. Brief description of attributes on which listing is based: _____ 	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> i. Describe possible resource(s): _____ ii. Basis for identification: _____ 	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> i. Identify resource: <u>Olympic Trail NYS Scenic By-Way and Black River Trail</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Scenic By-Way</u> iii. Distance between project and resource: _____ <u>1/4 miles.</u> 	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No 	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Andrew M. Hart, RLA, ASLA (as agent) Date Revised June 6, 2016

Signature  Title Regional Business Segment Manager